

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 72b Deakin Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,580,000

### Median sale price

Median price \$1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Roselyn Cr BENTLEIGH EAST 3165	\$1,560,000	09/09/2024
2	14B Bevis St BENTLEIGH EAST 3165	\$1,550,000	17/08/2024
3	11A Molden St BENTLEIGH EAST 3165	\$1,640,000	10/08/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/09/2024 10:55



4 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,580,000

**Median House Price**

June quarter 2024: \$1,504,000

## Comparable Properties



**4 Roselyn Cr BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 2

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 09/09/2024

**Property Type:** Townhouse (Single)



**14B Bevis St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 1

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** Townhouse (Res)



**11A Molden St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500